

RETAIL / OFFICE I FOR SALE

2705 N Harbor City Blvd  
Melbourne, FL 32935



**MVP  
SALES  
GROUP**

of

  
**WATERMAN**  
REAL ESTATE<sup>inc.</sup>

Investments & Development

**Meili Viera Porter**  
Broker, MBA, MSRED  
(321) 848-7344  
MeiliViera@icloud.com



# OFFERING HIGHLIGHTS

**2705 N HARBOR CITY BLVD  
MELBOURNE FL 32935**

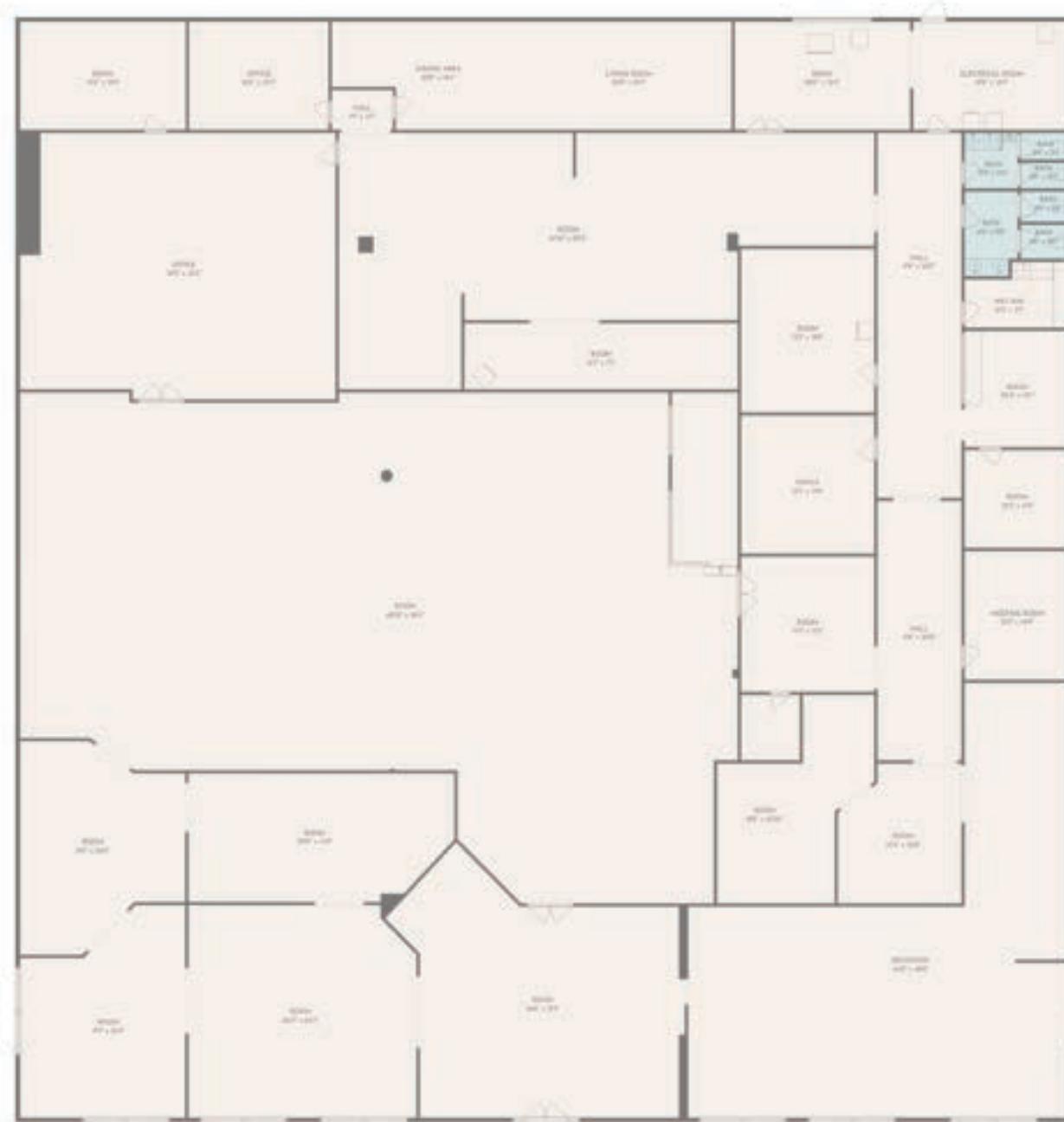
- PRICE - \$1,850,000
- Free Standing Building with Great Visibility.
- 15,000 Sqft
- 1.3 Acres
- 35 Parking Spots
- Zoning - C1- Commercial/Retail/Office or Medical Use
- 14 Foot Ceilings
- Large Store Front Windows
- Large Monument Sign on US1
- Block Construction
- High Traffic Counts
- Outstanding Location



**WATERMAN  
REAL ESTATE**

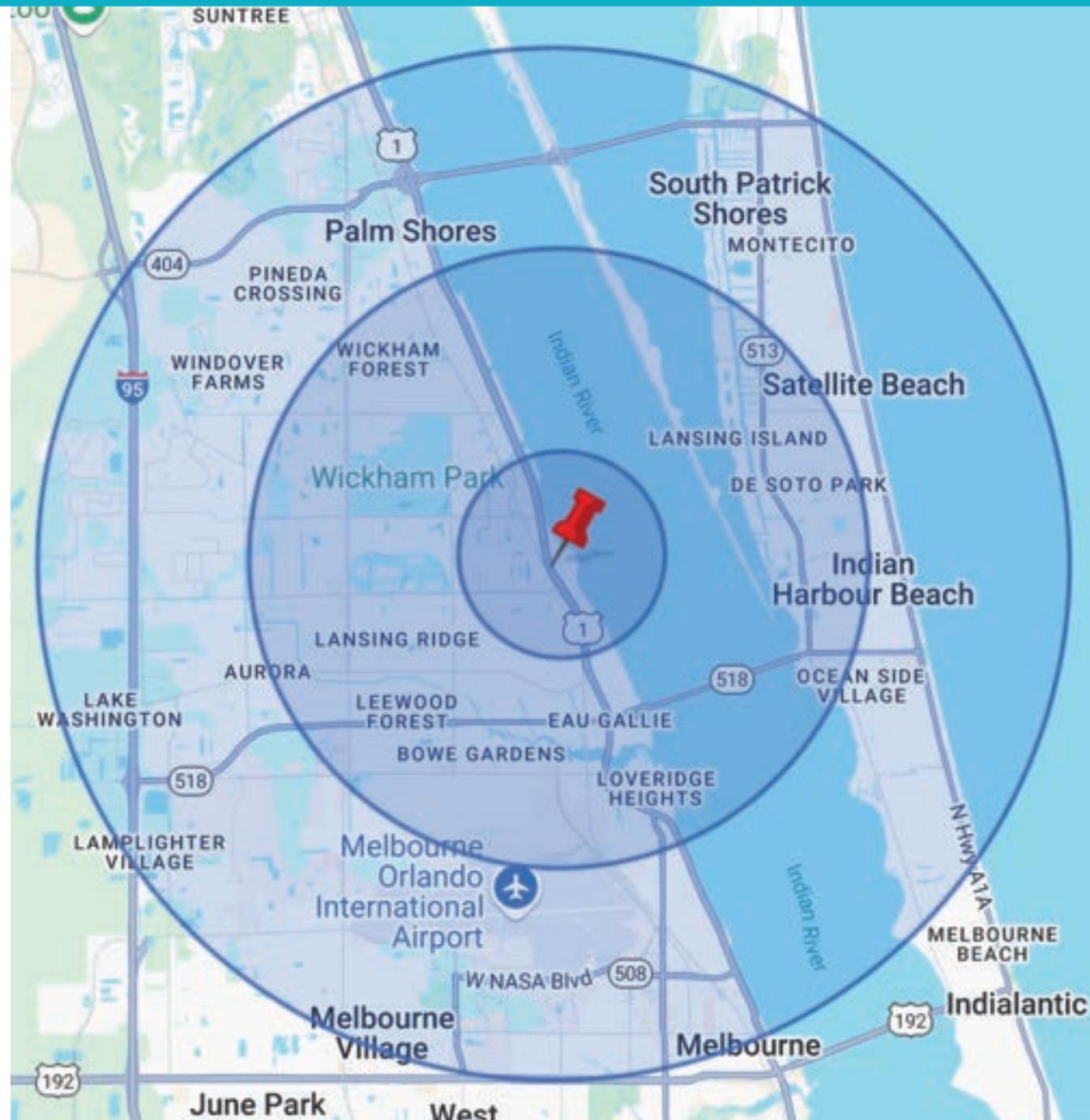
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Buyer is responsible for conducting his/her own investigation of all matters affecting the value of the property. By accepting this Marketing Brochure you agree to release Waterman Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

# FLOOR PLAN

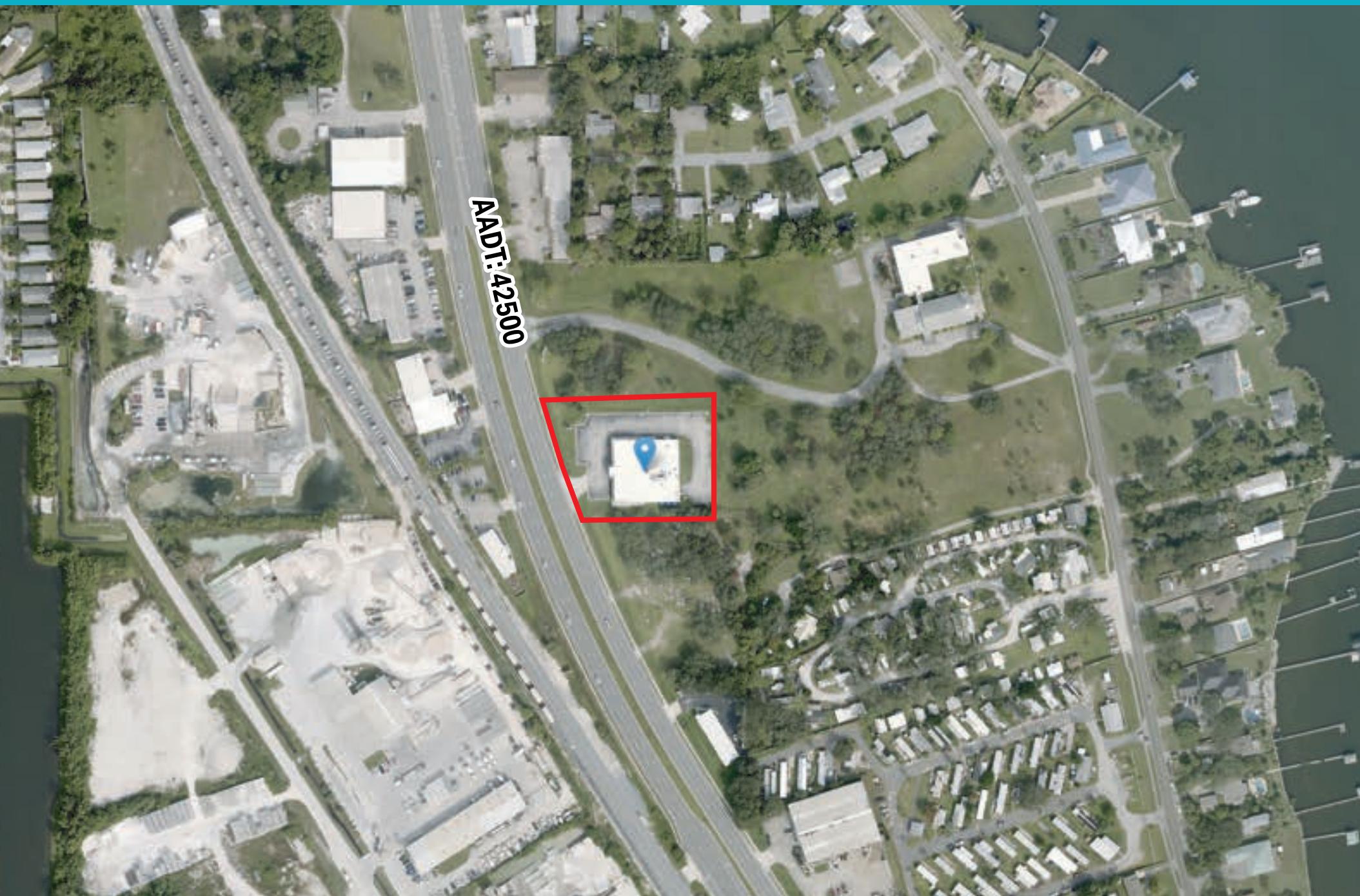


# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	7,620	57,568	115,801
2029 Population	8,244	62,533	126,261
Pop Growth 2024-2029	+ 8.19%	+ 8.62%	+ 9.03%
Average Age	44	44	45
2024 Total Households	3,564	25,189	50,255
HH Growth 2024-2029	+ 7.97%	+ 8.37%	+ 8.87%
Median Household Inc	\$58,541	\$66,250	\$72,676
Avg Household Size	2.10	2.20	2.20
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$230,237	\$262,905	\$298,450
Median Year Built	1984	1981	1982



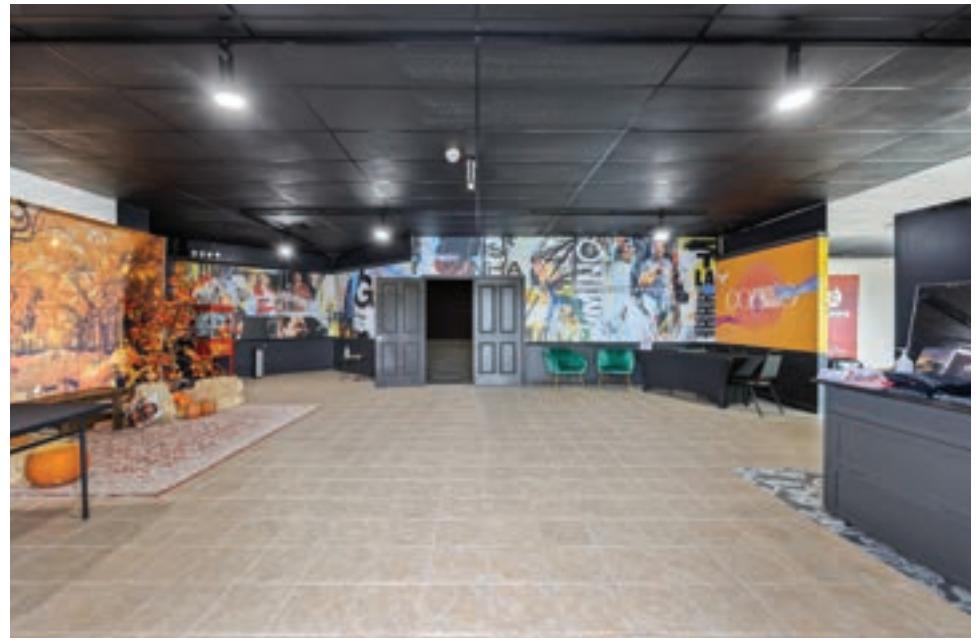
# AERIAL MAP & TRAFFIC COUNT



**WATERMAN  
REAL ESTATE**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Buyer is responsible for conducting his/her own investigation of all matters affecting the value of the property. By accepting this Marketing Brochure you agree to release Waterman Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

## PHOTOS



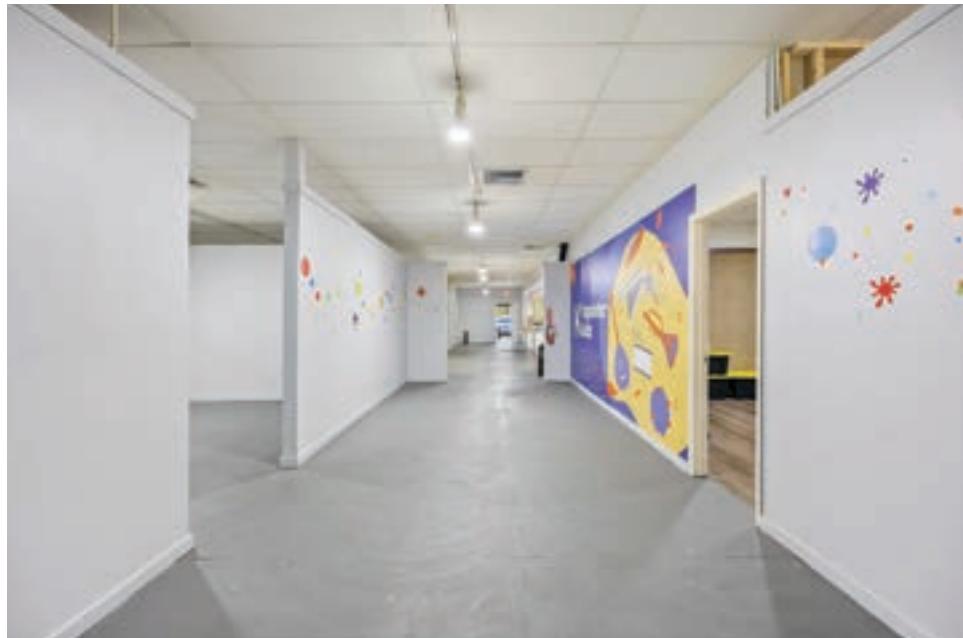
**WATERMAN**  
REAL ESTATE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Buyer is responsible for conducting his/her own investigation of all matters affecting the value of the property. By accepting this Marketing Brochure you agree to release Waterman Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

## PHOTOS



# PHOTOS



**WATERMAN**  
REAL ESTATE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Buyer is responsible for conducting his/her own investigation of all matters affecting the value of the property. By accepting this Marketing Brochure you agree to release Waterman Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

# PHOTOS





# EXCLUSIVELY OFFERED BY



**Meili Viera Porter**  
Broker, MBA, MSRED  
(321) 848-7344  
[MeiliViera@icloud.com](mailto:MeiliViera@icloud.com)

